UNIT 204
IN OR 729 PG 236
OUTRIGGER VILLAS

MOORE PETER C & SANDRA L
5062 OUTRIGGER DRIVE
FERNANDINA BEACH, FL 32034

**2025**

**00-SB-30-0469-0204-0000**

## BUILDING CHARACTERISTICS

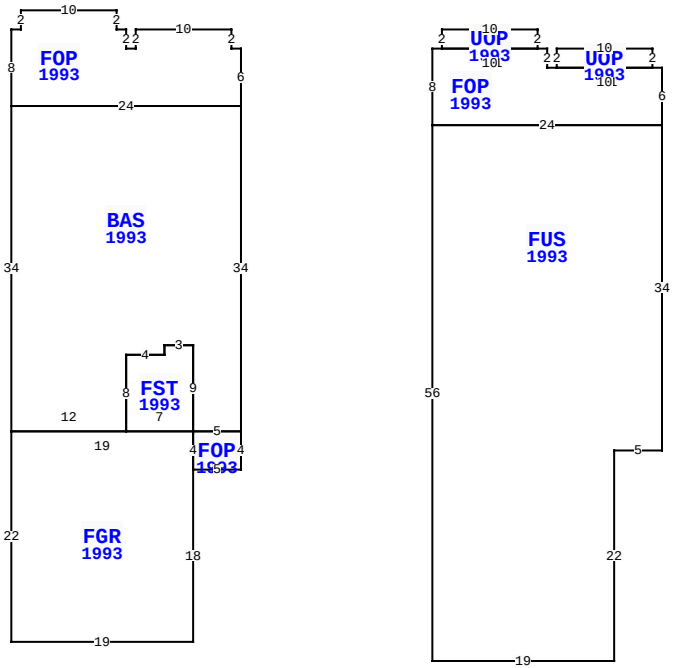
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 17 | CB STUCCO 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 10 | WD SHINGLE 100 |
| Interior Wall | 05 | DRYWALL 90 |
| Interior Wall | 08 | DECORATIVE 10 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 11 | CLAY TILE 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 3.5 100 |
| Frame | | N/A 100 |
| Stories | 2. | 2. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 06 | Quality Level 06 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 03 |
| NEIGHBORHOOD/LOC | 3015.0100 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 757 | 100 | 1993 | 757 | 86,472 |
| FGR | 418 | 55 | 1993 | 230 | 26,273 |
| FOP | 20 | 30 | 1993 | 6 | 686 |
| FOP | 168 | 30 | 1993 | 50 | 5,711 |
| FOP | 208 | 30 | 1993 | 62 | 7,083 |
| FST | 59 | 55 | 1993 | 32 | 3,656 |
| FUS | 1,234 | 100 | 1993 | 1,234 | 140,960 |
| UOP | 20 | 20 | 1993 | 4 | 457 |
| UOP | 20 | 20 | 1993 | 4 | 457 |
| TOTALS | 2,904 | | | 2,379 | 271,752 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0320 | 01 | 2,379 | 138.4600 | 138.46 | 329,396 | 1989 | 1989 | 0 | 0 | 0 | 17.50 | 82.50 |

1 TOWNHOUSE - 100% - 1996 Heated Area: 1991 HX Base Yr 1996




5062 OUTRIGGER DR, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/11/2024 MLU |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 8 | Tax Dist: | |
| BUILDING MARKET VALUE | | 271,752 |
| TOTAL MARKET OB/XF VALUE | | 7,918 |
| TOTAL LAND VALUE - MARKET | | 1,100,000 |
| TOTAL MARKET VALUE | | 1,379,670 |
| SOH/AGL Deduction | | 926,206 |
| ASSESSED VALUE | | 453,464 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 402,742 |
| TOTAL JUST VALUE | | 1,379,670 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 1,367,739 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0729/0236 | 5/05/1995 | WD | Q | I | | 365,000 |
| GRANTOR: BUFFINGTON PERRY W | | | | | | |
| GRANTEE: MOORE PETER C & SAN | | | | | | |
| 0578/0689 | 9/07/1989 | WD | Q | I | | 275,000 |
| GRANTOR: NASSAU BCH DEVELOP | | | | | | |
| GRANTEE: BUFFINGTON PERRY W | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FOP=[YR=1993] W1 N2 W10 S2 W1 N2 W1 N2 W10 S2 W1 S8
BAS=[YR=1993] S34 FGR=[YR=1993] S22 E19 N18 FOP=[YR=1993] E5 N4 W5 S4$ N4 FST=[YR=1993] N9 W3 S1 W4 S8 E7$ W19$ E12 N8 E4 N1 E3 S9 E5 N34 W24$ E24 N6$ PTR=E20 FOP=[YR=1993] E1 UOP=[YR=1993] N2 E10 S2 W10$ E11 S2 E1 UOP=[YR=1993] N2 E10 S2 W10$ E11 S6 FUS=[YR=1993] S34 W5 S22 W19 N56 E24$ W24 N8$W20$.

## EXTRA FEATURES

| LN | OB/XF CODE | DESCRIPTION | BLD | CAP | L | W | UNITS | UT | Adj R | ADJ UNIT PRICE | ORIG COND | YEAR ON | YEAR ACTUAL | Q | % COND | OB/XF MKT VALUE | NOTES |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | 744.00 | SF | 10.00 | 10.00 | 100 | 2013 | 2013 | 3 | 93 | 6,919 | |
| 2 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | 52.00 | SF | 10.00 | 10.00 | 100 | 2013 | 2013 | 3 | 93 | 484 | |
| 3 | 0825 | BRICK | 0 | 100 | 0 | 0 | 49.00 | SF | 12.50 | 12.50 | 100 | 1989 | 1989 | 3 | 84 | 515 | |

## LAND DESCRIPTION

TOTAL OB/XF 7,918

| LN | USE CODE | CLS | LAND USE DESCRIPTION | CAP | RD | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | DT | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 000120 | C | RES OCEAN | 100 | | PUD | 0.00 | 0.00 | 1.00 | UT | | 1.00 | 1.00 | 1.00 | 1,100,000.00 | 1,100,000.00 | 1,100,000 | | | | | | | |

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 1,100,000 Market: 0 Agricultural: 0 Common: 1,100,000 PRINTED 07/30/2025 BY SYS